

contract for sale of land or strata title
by offer and acceptance



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NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the Contract
WARNING - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required and additional Duty will be payable. Any non Australian resident will need to give the ATO notice of their purchase within 30 days after settlement.
WARNING - A Withholding Amount **may** apply to this Contract (see 2022 General Condition 3.7).
WARNING - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

TO:
Address
Suburb State Postcode

As Agent for the Seller / ~~Buyer~~

THE BUYER

Name
Address
Suburb State Postcode
Name
Address
Suburb State Postcode

EMAIL: The Buyer consents to Notices being served at:

OFFERS TO PURCHASE the Land and Property Chattels set out in the Schedule ("Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and Special Conditions as:

☐ Sole owner ☐ Joint Tenants ☐ Tenants in Common specify the undivided shares

SCHEDULE

The **Property** at:
Address
Suburb State Postcode
Lot Deposited/~~Survey/Strata/Diagram~~/Plan Whole / ~~Part~~ Vol Folio

A **deposit** of \$ of which \$ is paid now and \$ to be paid within days of acceptance
to be held by

("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price
Settlement Date
Property Chattels including

GST WITHHOLDING

1. Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? ☐ YES ☒ NO
2. If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
3. If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

FINANCE CLAUSE IS APPLICABLE	FINANCE CLAUSE IS NOT APPLICABLE
LENDER/ <input type="text"/> MORTGAGE BROKER (NB: If blank, can be any) LATEST TIME: 4pm on: <input type="text"/> AMOUNT OF LOAN: <input type="text"/> SIGNATURE OF BUYER <input type="text"/> <input type="text"/>	Signature of the Buyer if Finance Clause IS NOT applicable <input type="text"/> <input type="text"/>

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

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CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the "Finance Clause is not Applicable" box in the Schedule, or if no information is completed in the 'Finance Clause is Applicable' box in the Schedule, then this Clause 1 does not apply to the Contract.
If any information is completed in or the Buyer signs the 'Finance Clause is Applicable' box in the Schedule then this Clause 1 applies to the Contract.

1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

- (a) The Buyer must:
- (1) immediately after the Contract Date make a Finance Application to a Lender or a Mortgage Broker using, if required by the Lender, the Property as security; and
 - (2) use all best endeavours in good faith to obtain Finance Approval.
- (b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end pursuant to clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.
- (c) The Buyer must immediately give to the Seller or Seller Agent:
- (1) an Approval Notice if the Buyer obtains Finance Approval; or
 - (2) a Non Approval Notice if the Finance Application is rejected;
- at any time while the Contract is in force and effect.

1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

- (a) the Finance Application has been rejected; or
(b) a Non Approval Notice, is given to the Seller or Seller Agent.

1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time the Seller or Seller Agent has not been given:

- (a) an Approval Notice; or
(b) a Non Approval Notice;

then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non-Approval Notice to the Seller or Seller Agent.

1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

- (a) Finance Approval has been obtained; or
(b) an Approval Notice has been given to the Seller or Seller Agent;
- then this Clause 1 is satisfied and this Contract is in full force and effect.

1.5 Notice Not Given by Latest Time: Sellers Right to Terminate

If by the Latest Time an Approval Notice or a Non Approval Notice has not been given to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

1.6 Buyer Must Keep Seller Informed: Evidence

- (a) If requested in writing by the Seller or Seller Agent the Buyer must:
- (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
 - (2) provide evidence in writing of:
 - (i) the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and/or
 - (ii) in the case of any Finance Application made to a Mortgage Broker, any "preliminary assessment" of the suitability of the proposed credit contract provided to the Buyer by the Mortgage Broker pursuant to section 116 of the Credit Protection Act; and
 - (3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.
- (b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender and/or Mortgage Broker the information referred to in Clause 1.6(a).

1.7 Right To Terminate

If a Party has the right to terminate under this Clause 1, then:

- (a) termination must be effected by written Notice to the other Party;
- (b) Clauses 23 and 24 of the 2022 General Conditions do not apply to the right to terminate;
- (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
- (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this Clause is deemed satisfied.

1.9 Definitions

In this Clause:

Amount of Loan means the amount referred to in the Schedule, any lesser amount of finance referred to in the Finance Application or any lesser amount of finance acceptable to the Buyer. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

Approval Notice means a statement in writing given by the Buyer, a Lender or a Mortgage Broker to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Credit Protection Act means the *National Consumer Credit Protection Act, 2009* (Cwth).

Finance Application means an application made by or on behalf of the Buyer:

- (a) to a Lender to lend any monies payable under the Contract; or
- (b) to a Mortgage Broker to facilitate an application to a Lender.

Finance Approval means a written approval by a Lender of the Finance Application, a written offer to lend or a written notification of an intention to offer to lend made by a Lender:

- (a) for the Amount of Loan;
 - (b) which is unconditional or subject to terms and conditions:
 - (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
 - (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
 - (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
 - (i) an acceptable valuation of any property;
 - (ii) attaining a particular loan to value ratio;
 - (iii) the sale of another property; or
 - (iv) the obtaining of mortgage insurance;
- and has in fact been satisfied.

Latest Time means:

- (a) the time and date referred to in the Schedule; or
- (b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date.

Lender means any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

Mortgage Broker means means a holder of an Australian Credit Licence pursuant to section 35 of the Credit Protection Act or a credit representative pursuant to sections 64 or 65 of that legislation.

Non Approval Notice means:

- (a) advice in writing given by the Buyer or a Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained; or
 - (b) advice in writing from a Mortgage Broker to the Seller or Seller Agent to the effect that:
 - (i) they have made inquiries about the Buyer's requirements and objectives under this Contract;
 - (ii) they have conducted a "preliminary assessment" pursuant to sections 116 and 117 of the Credit Protection Act of the suitability of the credit contract proposed for the Buyer arising from the Finance Application; and
 - (iii) they have assessed that proposed credit contract as being unsuitable for the Buyer; or
- (2) the Finance Application to a Lender has been rejected.

2. Acceptance of an offer by one Party to the other Party will be sufficiently communicated by the accepting Party to the other Party if verbal or written notification is given by the accepting Party or their Representative or Real Estate Agent that the accepting Party has signed the Contract.
3. The 2022 General Conditions together with the Annexure of Changes to the 2022 General Conditions Caused by changes to the transfer of Land Act 1893 are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
4. The parties consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.

SPECIAL CONDITIONS

1. The Buyer is aware that they will be required, prior to settlement, to complete and lodge a Foreign Transfer Duty Declaration which may result in the payment by them of Foreign Transfer Duty which is not included in the purchase price. The buyer acknowledges they have made all necessary enquiries to satisfy themselves about their responsibilities regarding Foreign Transfer Duty.

2. The buyer is aware and accepts the property is currently subject to a Fixed Term Lease until January 19th, 2025, at \$575 per week rent and has received a copy of the lease.

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SPECIAL CONDITIONS - Continued

BUYER [If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.]

Signature	Date	Signature	Date
Signature	Date	Signature	Date

THE SELLER (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer

Name	Anant Raghwendra Kamalakar		
Address	16 Lasio Way		
Suburb	Donnybrook	State	VIC
		Postcode	3064
Name	Deepa Anant Kamalakar		
Address	16 Lasio Way		
Suburb	Donnybrook	State	VIC
		Postcode	3064

EMAIL: The Seller consents to Notices being served at:

[If a corporation, then the Seller executes this Contract pursuant to the Corporations Act.]

Signature	Date	Signature	Date
Signature	Date	Signature	Date

RECEIPT OF DOCUMENTS
The Buyer acknowledges receipt of the following documents:
1. This offer and acceptance 2. Strata disclosure & attachments (if strata)
3. 2022 General Conditions 4. Certificate of Title
5. Annexure of changes to General Conditions (form 198)

Signature	Signature
-----------	-----------

RECEIPT OF DOCUMENTS
The Seller acknowledges receipt of the following documents:
1. This offer and acceptance 2. 2022 General Conditions
3. Annexure of changes to General Conditions (form 198)

Signature	Signature
-----------	-----------

CONVEYANCER (Legal Practitioner/Settlement Agent) The Parties appoint their Representative below to act on their behalf and consent to Notices being served on that Representative's email address.	
BUYER'S REPRESENTATIVE	SELLER'S REPRESENTATIVE
Name	
Signature	

ANNEXURE OF CHANGES TO THE 2022 GENERAL CONDITIONS CAUSED BY CHANGES TO THE TRANSFER OF LAND ACT 1893

LANDGATE WILL NOT ISSUE, OR REQUIRE DUPLICATE CERTIFICATES OF TITLE FOR LAND TO BE PRODUCED,
FROM THE 7TH AUGUST 2023, CONSEQUENTLY THE PARTIES AGREE TO VARY THE 2022 GENERAL CONDITIONS IN
THE FOLLOWING MANNER:

	CONDITION	CHANGES
1.	3.10(a)	Delete subclause (1).
2.	3.11	Delete clause 3.11.
3.	26.1 definition of "Duplicate Certificate of Title"	Delete the definition of "Duplicate Certificate of Title".

Buyer

Signature 

Name _____

Date _____

Signature 

Name _____

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

Seller

Signature _____

Name Anant Raghwendra Kamalakar

Date _____

Signature _____

Name Deepa Anant Kamalakar

Date _____

Signature _____

Name _____

Date _____

Signature _____

Name _____

Date _____

AUSTRALIAN STANDARD PRE-PURCHASE
INSPECTION FOR MAJOR STRUCTURAL DEFECTS



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ANNEXURE A

This annexure forms part of the Contract for the Sale of Land or Strata Title for the Property at

3 Abercrombie Entrance, Harrisdale WA 6112

NOTE - THIS ANNEXURE ONLY APPLIES TO, AND IS LIMITED TO, MAJOR STRUCTURAL DEFECTS PURSUANT TO APPENDIX "A" OF THE STANDARD AND NOT OTHER DEFECTS, MAINTENANCE OR OTHER SAFETY ISSUES.

- 1. The Buyer may at their expense obtain a written Report on any Major Structural Defects of the residential building and of the following described areas Located upon the Property ("Building"). If nothing is completed in the blank space then the Building will be the residential Building only.
2. The Buyer must serve a copy of the Report on the Seller, Seller Agent or Seller Representative by 4PM on: *complete (a) or (b)
(a*) / / OR (b*) 14 days after acceptance ("Date")
3. If the Buyer, and Seller Agent or Seller or Seller Representative do not receive the Report before the Date then the Buyer will be deemed to have waived the benefit of this Annexure. Time is of the essence.
4. If the Report identifies Major Structural Defects to the Property's Building, the Buyer may at any time but no later than three (3) Business Days after the Date serve a Major Structural Defects Notice on the Seller, Seller Agent or Seller Representative giving the Seller five (5) Business Days to agree to remedy the Major Structural Defects.
5. If the Seller elects in writing to remedy the Major Structural Defects in the Major Structural Defects Notice then the Settlement Date will be delayed until the later of: (a) three (3) Business Days after the Seller's Work is completed as certified by the Seller's Builder and (b) the Settlement Date.
6. The Seller must do the Work expeditiously and in good and workmanlike manner through a Builder and provide evidence to the Buyer of completion of the Work.
7. If, prior to the Seller commencing Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then the amount will be deducted from the Purchase Price at Settlement and the Seller will not undertake the Work.
8. If the Seller does not agree in writing to remedy Major Structural Defects within five (5) Business Days from when the Major Structural Defects Notice was served on the Seller, Seller Agent or Seller Representative then:
(a) At any time within a further Five (5) Business Days after (1) that period ending (if no notice is given by the seller); or (2) the date notice in writing is given by the Seller to the Buyer, the Buyer may give notice in writing to the Seller, Seller Agent or Seller Representative terminating the Contract and the Deposit and other monies paid will be repaid to the Buyer;
(b) if the Buyer does not terminate the Contract pursuant to this clause 8, then this Annexure ceases to apply and the Contract continues unaffected by this Annexure.
9. In this Annexure:
9.1 "Builder" means a registered building service contractor (as defined in the Building Services (Registration) Act 2011WA) qualified to remedy the matters set out in the Major Structural Defects Notice.
9.2 "Consultant" means an independent inspector qualified and experienced in undertaking pre-purchase property inspections to ascertain Major Structural Defects.
9.3 "Date" means the date inserted or calculated in clause 2. If nothing is inserted in clause 2 then the Date will be five (5) Business Days from the later of (i) the Contract Date; or (ii) the Latest Time for Financial Approval (if any).
9.4 "Major Structural Defects" means a fault or deviation from the intended structural performance of a building element and is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the building structure. Major Structural Defects does not include any non-structural element, e.g., roof plumbing and roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc., general maintenance, or spalling of masonry, fretting of mortar or rusting of primary structural elements.
9.5 "Major Structural Defects Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to rectify the Major Structural Defects that the Buyer requires to be rectified.
9.6 "Report" means the report performed in accordance with Appendix A of the Standard by a Consultant. It is not a special purpose report, nor an all-encompassing report dealing with every aspect of the Property. The Report should only be a reasonable attempt to identify Major Structural Defects to the Building structure pursuant to Appendix "A" of the Standard. The presence of defects will only be relevant in this Annexure when the defects are a Major Structural Defect.
9.7 "Standard" means Australian Standard AS 4349-2007 (as amended from time to time) Inspections of buildings Part 1: Pre-purchase Structural Inspection - Residential buildings).
9.8 "Work" means the work required to rectify the Major Structural Defects set out in the Major Structural Defects Notice.
9.9 Words not defined in this Annexure have the same meaning as defined in the Standard or the 2022 General Conditions.

BUYER SIGNATURE BUYER SIGNATURE SELLER SIGNATURE SELLER SIGNATURE
BUYER SIGNATURE BUYER SIGNATURE SELLER SIGNATURE SELLER SIGNATURE

ANNEXURE

B

This annexure forms part of the Contract for the Sale of Land or Strata Title for the Property at

3 Abercrombie Entrance, Harrisdale WA 6112

1. The Buyer may at their expense obtain a non-invasive written Report on any Timber Pest Activity or Damage of the residential building and of the following described areas Located upon the Property ("**Building**"). If nothing is completed in the blank space then the Building will be the residential Building only.
-
- This Annexure does not apply to: (a) any Activity or Damage outside the Building; (b) any comments in the Report about conditions conducive to or susceptibility to Timber Pests; or (c) recommendations for further investigations.
2. The Buyer must serve a copy of the Report on the Seller, Seller Agent or Seller Representative by 4PM on: *complete (a) or (b)
(a*) // OR (b*) 14 days after acceptance ("Date")
3. If the Buyer, and Seller, Seller Agent or Seller Representative do not receive the Report before the Date then the Buyer will be deemed to have waived the benefit of this Annexure. Time is of the essence.
4. If the Report identifies Activity on, or Damage to, the Building, the Buyer may at any time within three (3) Business Days after the Date serve a Timber Pest Notice on the Seller, Seller Agent or Seller Representative giving the Seller Five (5) Business Days to agree to Eradicate and/or Repair.
5. If the Seller elects in writing to Eradicate and/or Repair pursuant to the Timber Pest Notice then the Settlement Date will be delayed until the later of: (a) three (3) Business Days after the Seller's Work is completed as certified by, the Seller's Builder in relation to Repair or a Consultant in relation to Eradication or, the later of them if both are required and (b) the Settlement Date.
6. The Seller must do the Work expeditiously and in a good and workmanlike manner through (a) a Builder to Repair or (b) a Consultant to Eradicate, and provide evidence to the Buyer of completion of the Work.
7. If, prior to the Seller commencing the Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then that amount will be deducted from the Purchase Price at Settlement and the Seller will not undertake the Work.
8. If the Seller does not agree in writing to Eradicate and/or Repair within Five (5) Business Days from when the Timber Pest Notice was served on the Seller, Seller Agent or Seller Representative then
(a) At any time within a further Five (5) Business Days after (1) that period ending (if no notice is given by the seller); or (2) the date notice in writing is given by the Seller to the Buyer, the Buyer may give notice in writing to the Seller, Seller Agent or Seller Representative terminating the Contract and the Deposit and other monies paid will be repaid to the Buyer;
(b) if the Buyer does not terminate the Contract pursuant to this clause 8, then this Annexure ceases to apply and the Contract continues unaffected by this Annexure.
9. In this Annexure:
- 9.1 "Activity" means evidence of the presence of current Timber Pests.
- 9.2 "Builder" means a registered building service contractor (as defined in the *Building Services (Registration) Act 2011*WA) qualified to remedy the matters set out in the Major Structural Defects Notice.
- 9.3 "Consultant" means an independent inspector qualified and experienced in undertaking, pre-purchase property inspections pursuant to the Standard and Eradication.
- 9.4 "Damage" means evidence of damage caused by Timber Pests to the Building.
- 9.5 "Date" means the date inserted or calculated in clause 2. If no date is inserted in clause 2 then the Date will be Five (5) Business Days from the later of: (i) the Contract Date; or (ii) the Latest Time for Finance Approval (if any).
- 9.6 "Eradicate" and "Eradication" mean the treatment necessary to eradicate Activity affecting the Building.
- 9.7 "Repair" means the Work necessary to repair any Damage.
- 9.8 "Report" means a report performed in accordance with the Standard by a Consultant at the Property.
- 9.9 "Standard" means Australian Standard AS 4349.3-2010 (as amended from time to time) Inspection of buildings Timber Pest Inspections.
- 9.10 "Timber Pests" means subterranean and dampwood termites, borers of seasoned timber and wood decay fungi as defined in the Standard.
- 9.11 "Timber Pest Notice" means a Notice in writing from the Buyer to the Seller to provide the Seller with the opportunity to agree to Eradicate and/or Repair that the Buyer requires pursuant to the Report.
- 9.12 "Work" means the work required to Repair pursuant to the Timber Pest Notice.
- 9.13 Words not defined in this Annexure have the same meaning as defined in the Standard or the 2022 General Conditions.

BUYER SIGNATURE	BUYER SIGNATURE	SELLER SIGNATURE	SELLER SIGNATURE
<div></div>	<div></div>	<div></div>	<div></div>
BUYER SIGNATURE	BUYER SIGNATURE	SELLER SIGNATURE	SELLER SIGNATURE
<div></div>	<div></div>	<div></div>	<div></div>

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2838

460

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 3463 ON DEPOSITED PLAN 401770

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ANANT RAGHWENDRA KAMALAKAR
DEEPA ANANT KAMALAKAR
BOTH OF 3 ABERCROMBIE ENTRANCE HARRISDALE
AS JOINT TENANTS

(T M660185) REGISTERED 5/6/2014

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 401770 AND INSTRUMENT M599154.
2. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 401770 AND INSTRUMENT M599154.
3. N290173 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 1/4/2016.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

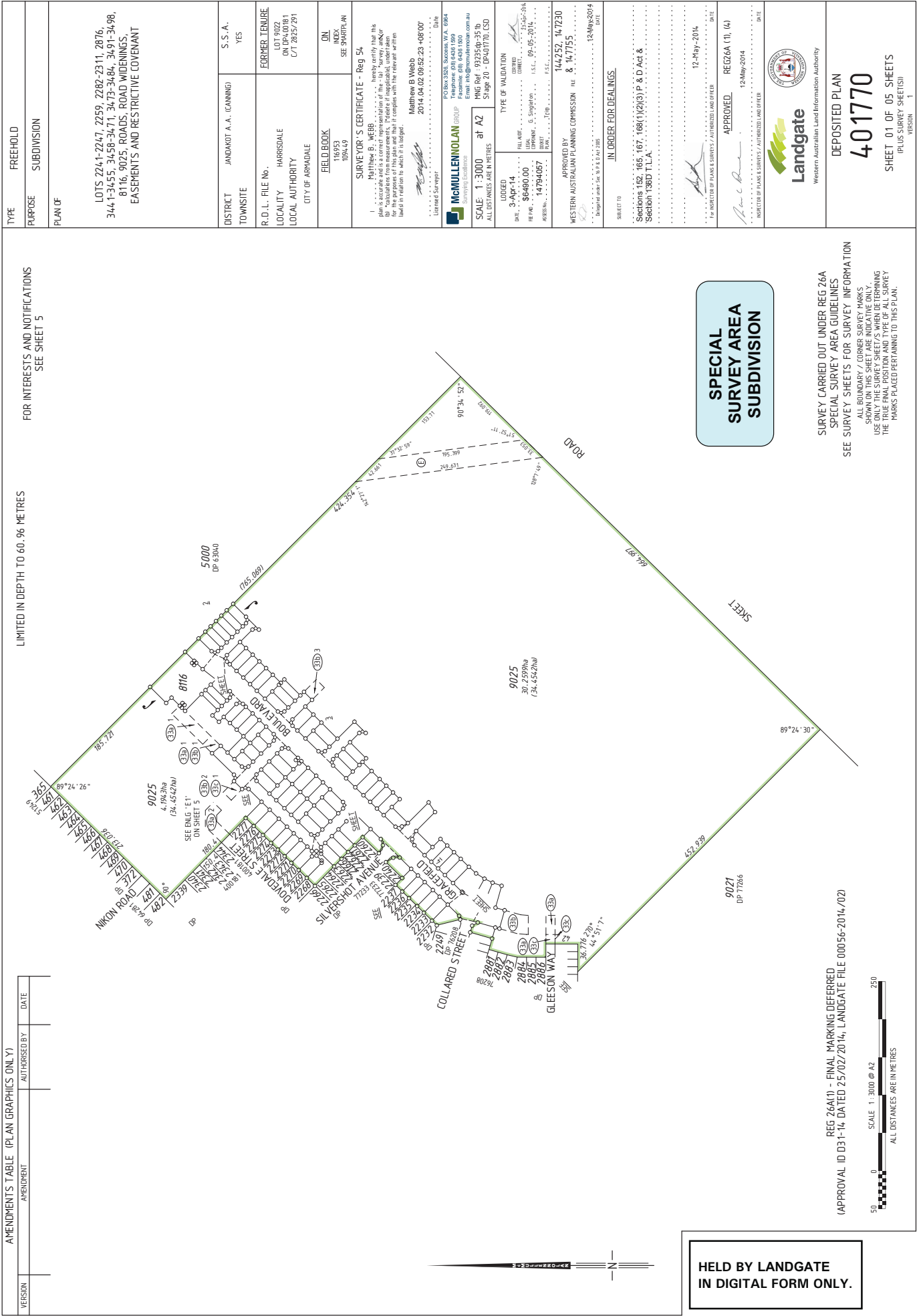
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP401770
PREVIOUS TITLE: 2825-291
PROPERTY STREET ADDRESS: 3 ABERCROMBIE ENT, HARRISDALE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ARMADALE





HELD BY LANDGATE
IN DIGITAL FORM ONLY.



SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
ALL BOUNDARY / CORNER SURVEY MARKS
SHOWN ON THIS SHEET ARE INDICATIVE ONLY.
USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.

0 SCALE 1: 500 @ A2 40

ALL DISTANCES ARE IN METRES

FOR HEADING SEE SHEET 1

STS AND NOTIFICATIONS

SEE SHEET 5



Matthew B. Webb
2014.04.02 09:52:28 +0800
Date

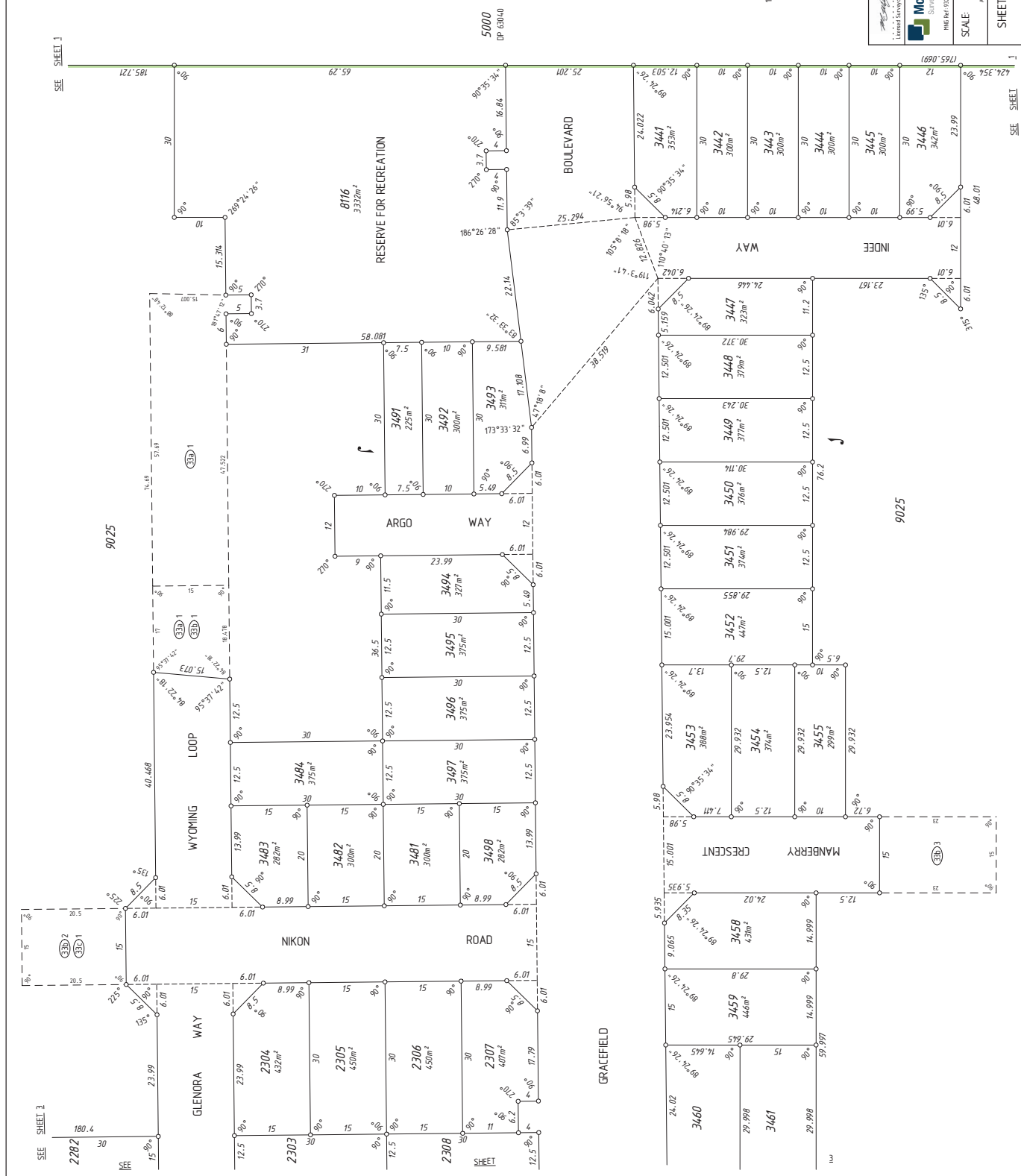
Western Australian Land Information Authority

DEPOSITED PLAN

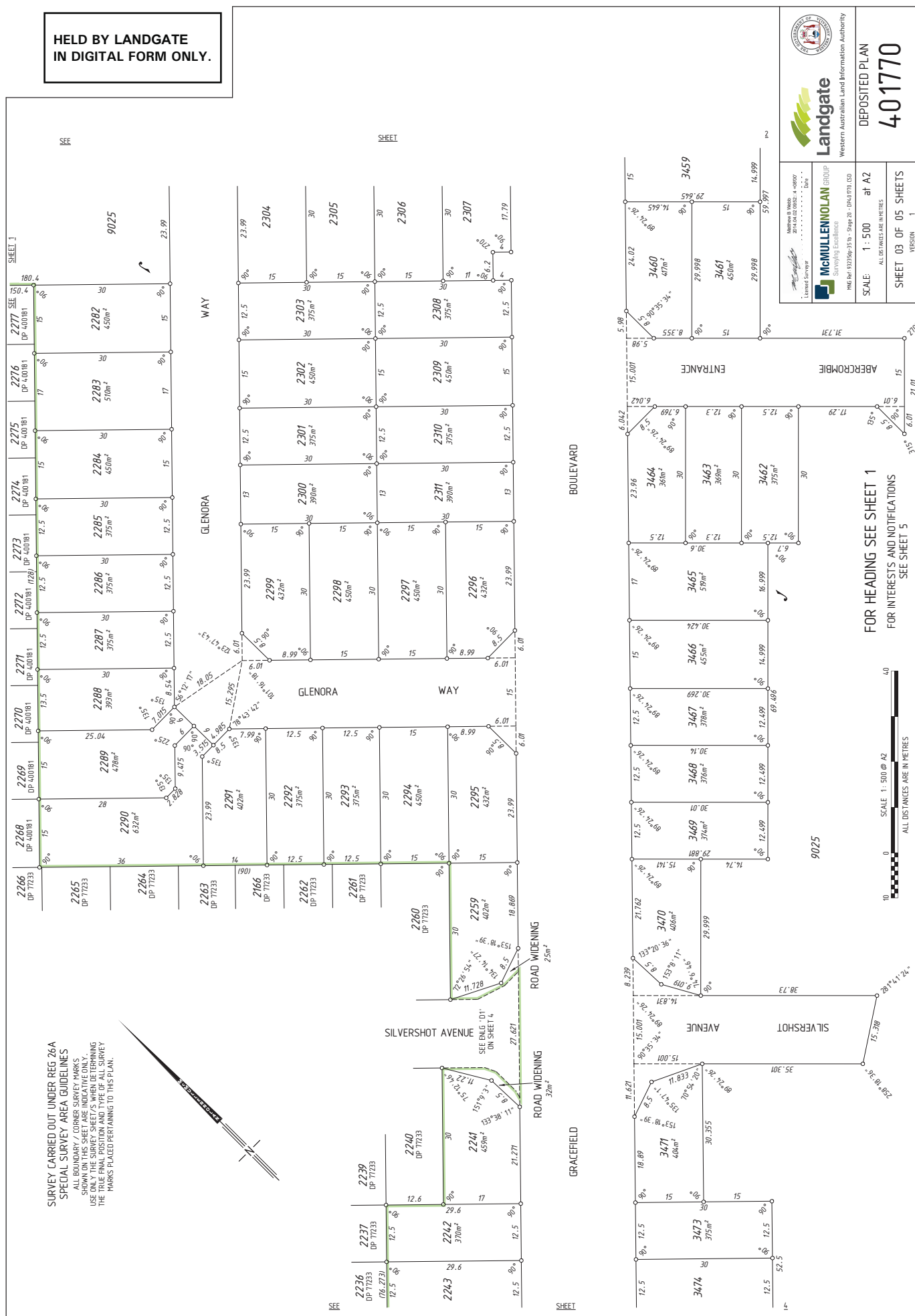
401770

SCALE: 1 : 500 at A2

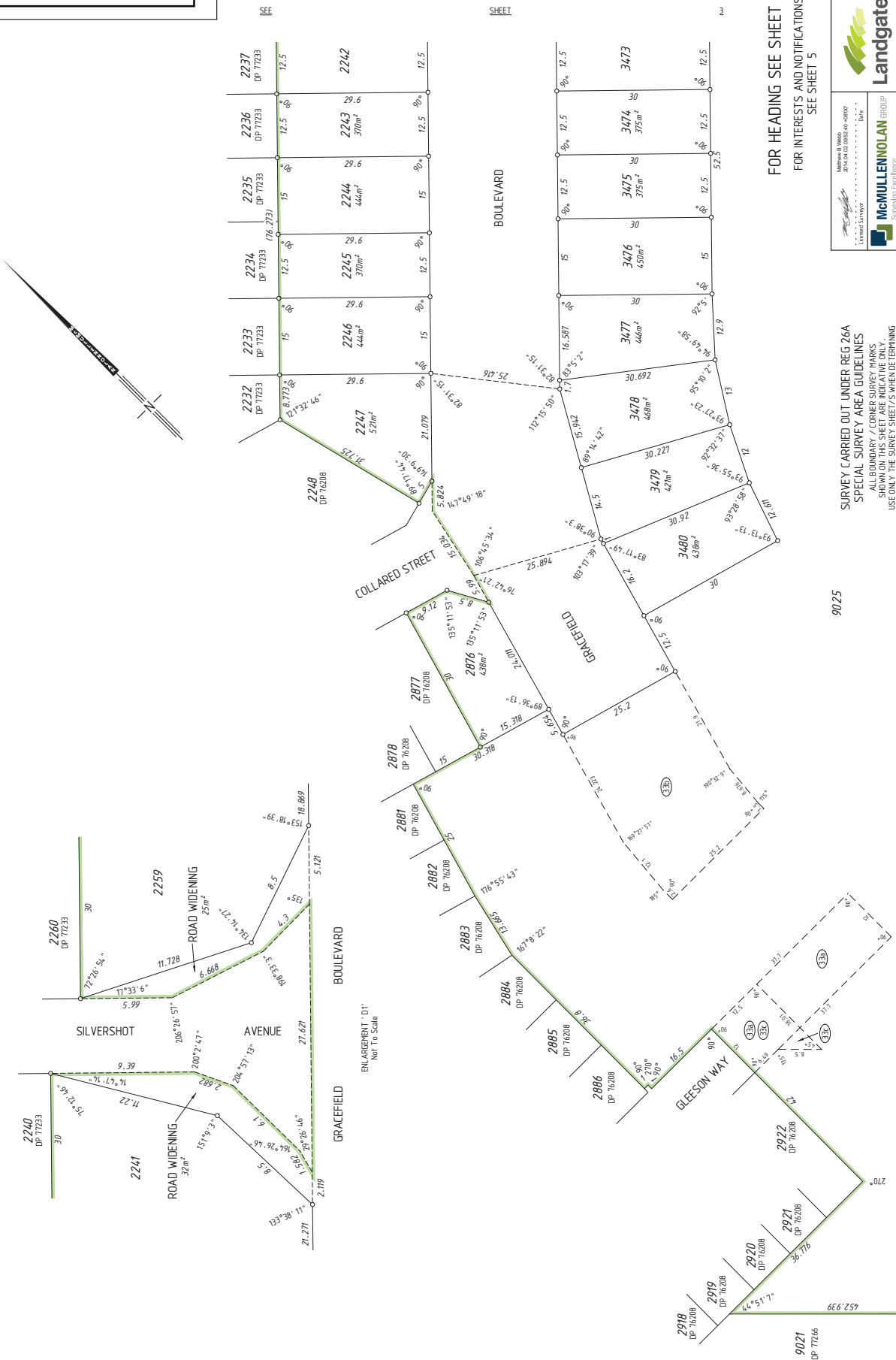
SHEET 02 OF 05 SHEETS
VERSION 1



HELD BY LANDGATE
IN DIGITAL FORM ONLY.



HELD BY LANDGATE
IN DIGITAL FORM ONLY.



HELD BY LANDGATE
IN DIGITAL FORM ONLY.

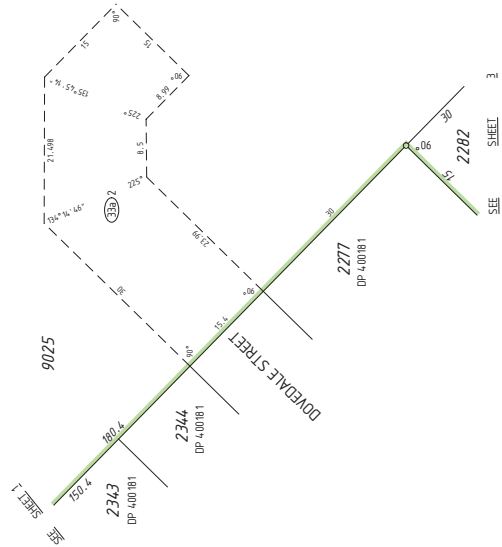
INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(E) (33a) (33b) (33c) (33d) 2	EASEMENT (Drainage) EASEMENT (Drainage) EASEMENT (Electricity Supply) EASEMENT (Drainage)	ENERGY OPERATIONS POWERED ACT 1979 SEC 167 OF THE P. & D. ACT REG 33 (a) SEC 167 OF THE P. & D. ACT REG 33 (c) SEC 167 OF THE P. & D. ACT REG 33 (a)	DOC L7099/5 DP 76208 DP 76208 DP 76208 DP 400181	LOT 9025 LOT 9025 LOT 9025 LOT 9025	ELECTRICITY NETWORKS CORPORATION CITY OF ARMADALE ELECTRICITY NETWORKS CORPORATION CITY OF ARMADALE	
(33a) 1 (33b) 1 (33b) 2 (33b) 3 (33c) 1	EASEMENT (Drainage) EASEMENT (Sewerage) EASEMENT (Electricity Supply) RESTRICTIVE COVENANT	SEC 167 OF THE P. & D. ACT REG 33 (a) SEC 167 OF THE P. & D. ACT REG 33 (b) SEC 167 OF THE P. & D. ACT REG 33 (c) SEC 1340 OF THE TLA	THIS PLAN THIS PLAN THIS PLAN THIS PLAN & DOC M59154	LOT 9025 LOT 9025 LOT 9025 ALL LOTS EXCEPT 8116 & 9025	CITY OF ARMADALE WATER CORPORATION ELECTRICITY NETWORKS CORPORATION ALL LOTS EXCEPT 8116 & 9025	
LOT 8116	RESERVE FOR RECREATION NOTIFICATION	WEST IN THE CROWN UNDER SEC 152 OF THE P. & D. ACT SEC 165 OF THE P. & D. ACT	THIS PLAN DOC M59155	LOTS 3443-3454 3461-3464 & 3491-3498		KENNEL PROXIMITY



SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
ALL BOUNDARY / CORNER SURVEY MARKS
SHOWN ON THIS SHEET ARE INDICATIVE ONLY.
USE ONLY THE SURVEY MARKS WHEN DETERMINING
THE FINAL POSITION AND DEPTH OF SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.

FOR HEADING SEE SHEET 1



ENLARGEMENT 'E1'
Not To Scale



DEPOSITED PLAN
401770

SCALE: Not to Scale at A2
ALL DIMENSIONS ARE IN METRES

SHEET 05 OF 05 SHEETS
VERSION 1

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

SURVEY CERTIFICATE
Reg 55E (d)

The marks shown on these plans of survey were
in place on 23/06/2014,

SURVEYOR'S CERTIFICATE
Reg 54

I, Matthew B. Webb,
being a duly qualified and licensed
surveyor, do hereby certify that the
correct representation of the
survey and/or measurements recorded
in the field records
has been correctly transcribed
into this plan and that the plan
correctly represents the land and that it
complies with the relevant written law in relation
to which it is lodged.

Signature of Surveyor
Licensed Surveyor

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HELD BY LANDGATE
IN DIGITAL FORM ONLY.

SURVEY CERTIFICATE
Reg 55E (d)

The marks shown on these plans of survey were
in place on 23/06/2014,

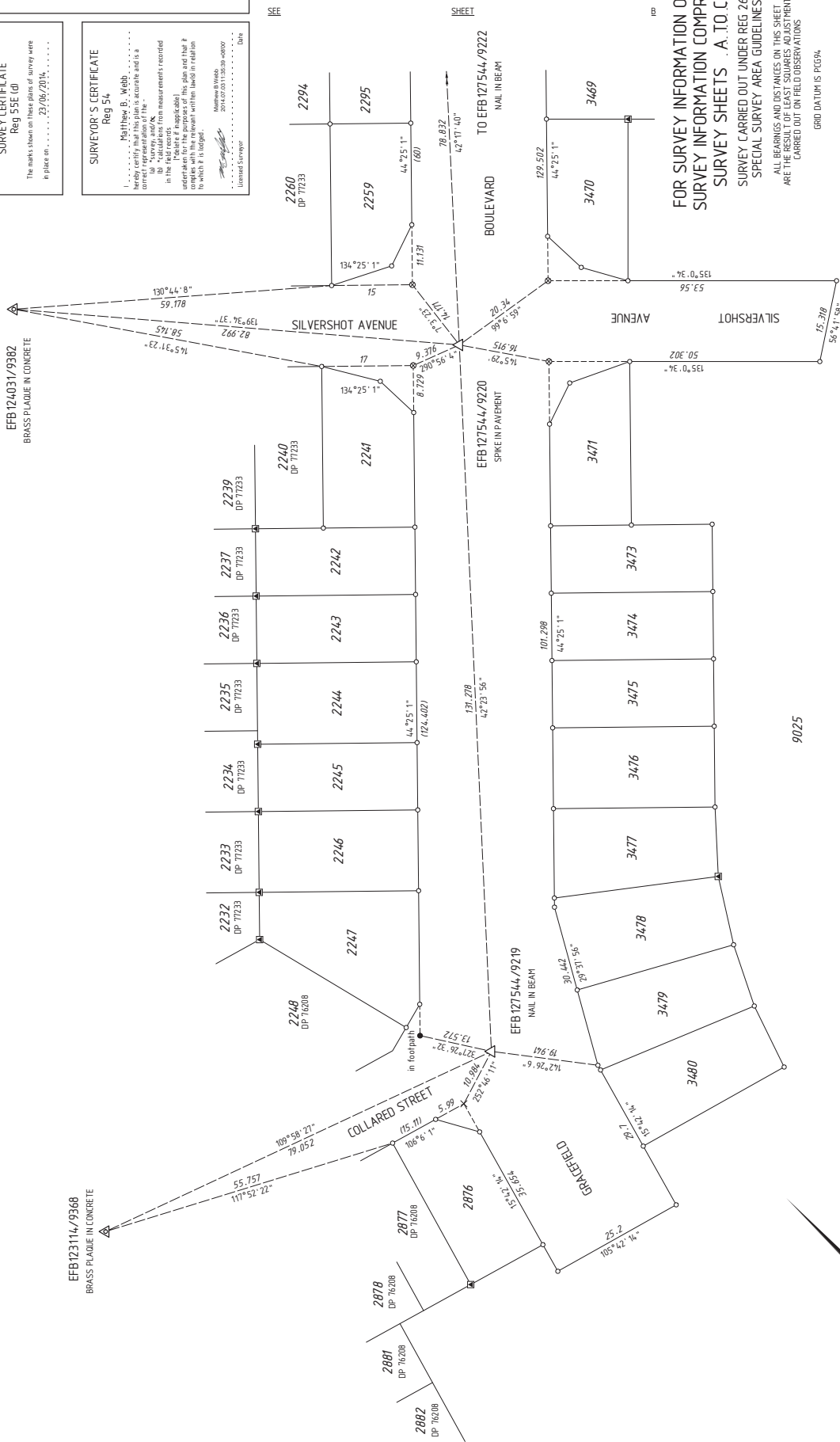
SURVEYOR'S CERTIFICATE
Reg 54

I, Matthew B. Webb,
being a duly qualified and accurate and is a
correct representation of the
in the field records
under the provisions of the Survey Act 1968
and the provisions of this plan and that I
undertake to provide the relevant written record in relation
to which it is lodged.

Matthew B. Webb
Licensed Surveyor

EFB124031/9382
BRASS PLATHE IN CONCRETE

EFB123114/9368
BRASS PLATHE IN CONCRETE



FOR SURVEY INFORMATION ONLY
SURVEY INFORMATION COMPRISES
SURVEY SHEETS - A TO C
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
ALL BEARINGS AND DISTANCES ON THIS SHEET
ARE THE RESULT OF LEAST SQUARES ADJUSTMENTS
CARRIED OUT ON FIELD OBSERVATIONS
GRID DATUM IS PG694

LEGEND

- Denotes Peg unless stated otherwise
- ▲ Denotes Nail, Top of Pillar
- Denotes Nail and Plate
- × Denotes Spike
- Denotes Drill Hole
- ⊗ Denotes Deck Spike
- ⊠ Denotes Deck Spike and Plate
- ⊡ Denotes Standard Survey Mark (SSM)
- ⊢ Denotes Permanent Survey Mark (PSM)
- ⊣ Denotes Permanent Control Mark (PCM)
- ⊤ Denotes Temporary Control Mark (TCM)

SURVEY SHEET AUDITED
DATE: 02/09/2014 RJH
DOCKET:



DEPOSITED PLAN
401770

SCALE 1:500 at A2
ALL DISTANCES ARE IN METRES
SURVEY SHEET C
VERSION 1

Deposited Plan 401770

Lot	Certificate of Title	Lot Status	Part Lot
2241	2838/401	Registered	
2242	2838/402	Registered	
2243	2838/403	Registered	
2244	2838/404	Registered	
2245	2838/405	Registered	
2246	2838/406	Registered	
2247	2838/407	Registered	
2259	2838/408	Registered	
2282	2838/409	Registered	
2283	2838/410	Registered	
2284	2838/411	Registered	
2285	2838/412	Registered	
2286	2838/413	Registered	
2287	2838/414	Registered	
2288	2838/415	Registered	
2289	2838/416	Registered	
2290	2838/417	Registered	
2291	2838/418	Registered	
2292	2838/419	Registered	
2293	2838/420	Registered	
2294	2838/421	Registered	
2295	2838/422	Registered	
2296	2838/423	Registered	
2297	2838/424	Registered	
2298	2838/425	Registered	
2299	2838/426	Registered	
2300	2838/427	Registered	
2301	2838/428	Registered	
2302	2838/429	Registered	
2303	2838/430	Registered	
2304	2838/431	Registered	
2305	2838/432	Registered	
2306	2838/433	Registered	
2307	2838/434	Registered	
2308	2838/435	Registered	
2309	2838/436	Registered	
2310	2838/437	Registered	
2311	2838/438	Registered	
2876	2838/439	Registered	
3441	2838/440	Registered	
3442	2838/441	Registered	
3443	2838/442	Registered	
3444	2838/443	Registered	
3445	2838/444	Registered	
3446	2838/445	Registered	

Deposited Plan 401770

Lot	Certificate of Title	Lot Status	Part Lot
3447	2838/446	Registered	
3448	2838/447	Registered	
3449	2838/448	Registered	
3450	2838/449	Registered	
3451	2838/450	Registered	
3452	2838/451	Registered	
3453	2838/452	Registered	
3454	2838/453	Registered	
3455	2838/454	Registered	
3458	2838/455	Registered	
3459	2838/456	Registered	
3460	2838/457	Registered	
3461	2838/458	Registered	
3462	2838/459	Registered	
3463	2838/460	Registered	
3464	2838/461	Registered	
3465	2838/462	Registered	
3466	2838/463	Registered	
3467	2838/464	Registered	
3468	2838/465	Registered	
3469	2838/466	Registered	
3470	2838/467	Registered	
3471	2838/468	Registered	
3473	2838/469	Registered	
3474	2838/470	Registered	
3475	2838/471	Registered	
3476	2838/472	Registered	
3477	2838/473	Registered	
3478	2838/474	Registered	
3479	2838/475	Registered	
3480	2838/476	Registered	
3481	2838/477	Registered	
3482	2838/478	Registered	
3483	2838/479	Registered	
3484	2838/480	Registered	
3491	2838/481	Registered	
3492	2838/482	Registered	
3493	2838/483	Registered	
3494	2838/484	Registered	
3495	2838/485	Registered	
3496	2838/486	Registered	
3497	2838/487	Registered	
3498	2838/488	Registered	
8116	LR3164/356	Registered	
9025	2838/489 (Cancelled)	Retired	

Deposited Plan 401770

Lot	Certificate of Title	Lot Status	Part Lot
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Retired	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Retired	
0	N/A	Retired	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	
0	N/A	Retired	

INSTRUCTIONS

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If insufficient space hereon Additional Sheet Form B1 should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

M599154 RC 12 MAY 2014
04 Apr 2014 13:03:51 Perth 2014

REG \$ 150.00

LODGED BY IRDI LEGAL

ADDRESS 248 OXFORD STREET
LEEDERVILLE WA 6007

PHONE No. 9443 2544

FAX No. 9444 3808

REFERENCE No. PH:S20142151
562651

ISSUING BOX No. 243V

PREPARED BY IRDI LEGAL

ADDRESS

PHONE No. FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE
TO OTHER THAN LODGING PARTY

4
6

TITLES, LEASES, DECLARATIONS, ETC LODGED
HEREWITH

1.		Received
2.		items
3.		
4.		Nos.
5.		
6.		

Receiving Clerk

Registered pursuant to the provisions of the
TRANSFER OF LAND ACT 1995 as amended on the
day and time shown above and particulars entered in
the Register.



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- (c) a 'FOR SALE' sign which may be erected at the expiration of a period of five years from the date of purchase from the developer.

WASHING LINES/RUBBISH BINS

All washing lines and rubbish bins must be screened from the street and public places.

DISPLAY HOMES

The completed residence shall not be used for display purposes.

COMMERCIAL VEHICLES

Commercial vehicles are not to be parked or stored on or near any property.

RECREATIONAL VEHICLES, BOATS ETC

All recreational vehicles including caravans, boats, etc must not be parked or stored on a property unless contained within a garage or screened from public view (both street and park areas).

TELECOMMUNICATION AERIALS, ANTENNAE AND DISHES

The developer proposes to enter into an agreement for the installation of a fibre to the home system in the estate. Free to air stations and pay TV services are only available through a separate antenna or satellite dish, which must be located on a rear elevation and installed below the ridge line of the roof with a maximum protrusion above the ridge line of 100 millimetres.

- Gable;
- Gablet;
- One arch to the brickwork of the front façade with projecting masonry corbels;
- A portico with a minimum width of 1500mm that projects forward from the main roof of the front of the residence;
- Projecting sill courses to windows;
- A verandah with a minimum depth of 1500mm which comprises a minimum of 50% of the front elevation of the residence;
- Cement render finish to the walls of the front elevation of the residence; or
- A feature wall in contrasting material or colour.

FENCING

All side and rear boundary fencing must be fully installed on completion of construction of the dwelling or prior to completion.

No fencing is permitted forward of the building line unless it is part of a courtyard that adjoins a residence, is not more than 1500mm in height and is constructed of masonry or rendered masonry to match the residence or is constructed of open style pool fence materials.

Fencing to boundaries where provided by the developer is not to be altered in any way. In the event of damage, the lot owner shall repair in the same style and colour as provided. In the event of failure by the lot owner to repair the developer may do so and reclaim the cost from the lot owner.

Side boundary fencing must not be less than 1800mm in height and constructed in colourbond in the colour Grey Ridge. Secondary street boundary (being a side boundary which faces a street) fencing must consist of colourbond in the colour Grey Ridge, masonry or rendered masonry to match the house or open style pool fencing.

OUTBUILDINGS

Outbuildings are permitted and shall be constructed of the same materials as the residence except that storage outbuildings of 10m² or less may be constructed of Colorbond and must not protrude more than 300mm above a fence line.

SITE LEVELS

The general level of the site may not be altered except that the finished level can be raised by a maximum of 0.3 metres.

Any limestone retaining or other walls provided by the Seller may NOT BE ALTERED IN ANY WAY except for the construction of a parapet wall as approved by City of Armadale.

AIR CONDITIONING OR COOLING UNIT/SOLAR HOT WATER UNITS

Air conditioning or cooling units must be of a similar colour to the roof, located on the rear elevation or the rear half of a side elevation and not protrude above a ridgeline by more than 300mm. Solar hot water units must be integrated with and match the roof profile and pitch of the roof. Neither facility can be placed on a front elevation of the residence.

LANDSCAPING

All garden areas within public view to be completely landscaped within six months of occupation of the dwelling. Waterwise garden practices are encouraged.

STREET TREES

The developers will provide a street tree to enhance the streetscape of the suburb. These trees are not to be removed.

SIGNS

Buyers are NOT to erect, display or allow any sign, hoarding or advertising other than:

- (a) a sign erected by a builder of the residence in accordance with the *Builders Registration Act* during the period of construction of the residence; or
- (b) a 'FOR SALE' sign which may be erected after completion and occupation of a residence on the land; or

Annexure 'B'
Heron Park Harrisdale
Development Conditions and Building Guidelines

INTRODUCTION

In order to ensure the attainment of a minimum standard and to encourage home design excellence at Heron Park, these Guidelines set out the minimum standards and conditions under which residential development within the estate will normally be approved.

BUILDING PLAN APPROVAL

Two sets of elevation drawings, site and floor plans must be submitted to the Heron Park Project Managers (Satterley Property Group, 18 Bowman Street, South Perth) prior to the plans being submitted to the City of Armadale under the normal building approval procedure.

The Project Managers will peruse such plans for compliance with the Restrictive Covenants and Development and Building Guidelines and if considered to comply will return one approved set of plans to the applicant.

DEVELOPMENT

NO development is to commence on any lot without the plans having been approved in writing as set out above.

MATERIALS:

External Walls: External walls will be constructed with predominantly painted or rendered concrete, rendered masonry, clay bricks, limestone, natural coloured concrete blockwork, split face block feature walls, timber or weatherboard which has a stained or painted finish, fibre cement cladding, metal deck cladding, custom orb and/or mini orb, reverse brick veneer or composite materials (including a mixture of fibre cement products) or other similar material finished in facework or render.

Roofing: Clay or concrete tiles, slate or Colorbond® metal roofing in accordance with the City of Armadale requirements are acceptable. The following parameters for the various roof designs are required:

- Flat roof designs to be between 1 and 5 degrees;
- Skillion roof designs to be between 10 and 15 degrees; and
- Hip and Gable roof designs to be no less than 24 degrees.

Driveways: Each dwelling is to be provided with a driveway and crossover to be completed at the same time as the residence and before occupation. Maximum width of crossover shall be 6 metres and driveways must be no closer than 0.6 metres to any side boundary. All driveways and crossovers must comprise brick paving, poured limestone or patterned concrete paving. Grey or painted concrete is not permitted.

SETBACKS

As per the Residential Design Codes and City of Armadale policies and in compliance with Detailed Area Plans (DAP's) where applicable.

FACADES

The façades to public domains (eg roads, public open space areas and the like) must be attractive to achieve home design excellence. The following requirements must be considered in the design of your home:

- Front elevations must comprise of a minimum of two (2) different wall materials or two different wall colours;
- Wall materials/colours must comprise of not less than 10 percent (10%) of the total front elevation; and
- Front elevations must incorporate at least two of the following architectural features:

- 10 That the covenants herein contained shall operate and be enforceable until 8 years from the date of first issue of the certificate of title to the land after which date the covenants will cease to have any further effect.
- 11 That the burden of these covenants shall run with each lot on the plan of subdivision (other than the Excluded Lotss) for the benefit of every other lot on that plan (other than the Excluded Lotss). The covenants shall be enforceable against every registered proprietor from time to time of the land, by the Owner and every subsequent registered proprietor of any other lot on the plan of subdivision.

- (iv) contained within the roof space between the ceilings of the residence and the underside of the roof of the residence or on a side or rear wall of the residence

AND:

- (A) it is not located on the front elevation of the residence; and
(B) is of similar colour to the roof of the residence.

- (m) A solar hot water heater, unless it is located on a side or rear elevation of the residence, fits the roof profile and is not elevated at an angle to the roof profile and otherwise matches or complements the residence.
- (n) A clothes line or rain water tank except in accordance with the manufacturer's instructions and which is not screened from public view from the street at the front of the residence.
- (o) A television or radio antenna and a satellite dish unless located on a rear elevation and installed below the ridge line of the roof with a maximum protrusion above the ridge line of 100 millimetres.
- (p) An outbuilding or shed of up to 10 square metres in floor area unless constructed of the same materials as the residence or of colorbond and it does not protrude more than 300mm above the fence line and is otherwise in compliance with the building requirements of City of Armadale.
- (q) Any outbuilding or shed greater than 10 square metres in floor area unless constructed of the same materials as the residence.
- (r) Any outbuilding or shed on or within any yard on part of the land which abuts any public open space.
- 3 NOT to park or allow to be parked on the land or on the road or on any other land near to or next to the land, any commercial vehicles (being vehicles which have an aggregate weight greater than 3.5 tonnes or a height greater than 2.0 metres).
- 4 NOT to park caravans, trailers, boats or any other similar recreational machinery ("vehicles") on the land or on the road or on any other land near to or next to the land unless the vehicles are parked wholly in accordance with the requirements of the City of Armadale and are housed in a screened location behind the front building setback line.
- 5 That where retaining walls or fences have been erected on any of the boundaries of the land by the Owner, NOT to alter or remove any of the retaining walls or fences except for the construction of a parapet wall in accordance with an approval from City of Armadale, NOT to allow or permit the retaining walls or fences to fall into a state of disrepair, and NOT to repair or renew such retaining walls or fences except in the same style and colour as the existing retaining walls or fences.
- 6 That if retaining walls or fences have been erected on any of the boundaries of the land by the Owner, NOT to alter the level of the surface of the land by elevating the level by more than 300 millimetres.
- 7 NOT to erect or display or cause to be erected or displayed on the land any sign hoarding or advertising of any description whatsoever other than:
- (a) a sign erected by a builder of the residence in accordance with the *Builders Registration Act* during the period of construction of the residence; or
- (b) a 'FOR SALE' sign which may be erected after completion and occupation of a residence on the land; or
- (c) a 'FOR SALE' sign which may be erected at the expiration of a period of five years from the date of registration of the Transfer of Land relating to the purchase from the Owner, if a residence has not been completed at that time.
- The Owner and its servants and agents may enter the land for the purposes of removing any sign erected in breach of this covenant.
- 8 NOT to breach or cause to be breached the **Heron Park Development Conditions and Building Guidelines** relating to the land a copy of which is attached and marked Annexure 'B'.
- 9 For the purposes of these restrictive covenants, 'Detailed Area Plan' means the detailed area plan lodged with City of Armadale relating to the subdivision and development of the Owner's land of which the land forms part and which is part of the subdivision approval granted by WAPC to the Owner.

- (vi) a verandah with a minimum depth of 1500 millimetres which comprises a minimum of 50% of the front elevation of the residence;
- (vii) a cement render finish to the walls of the front elevation of the residence; or
- (viii) a feature wall in contrasting material or colour.
- (c) A garage which, if not located under the main roof of the residence, is not constructed in the same materials as the residence.
- (d) A residence, unless a driveway and the crossover between the road and the parking area on the land are constructed and completed prior to occupation of the residence.
- (e) A driveway which is:
 - (i) wider than 6 metres at the street boundary of the lot;
 - (ii) less than 0.6 metres from any side boundary of the lot;
 - (iii) which is not constructed of brick or block paving, poured limestone or patterned concrete;
 - (iv) constructed of grey or painted concrete.
- (f) A residence, unless all ground areas which are visible from the street or any public open space adjoining or near the land (**visible areas**) is properly landscaped within 6 months after completion of the residence. 'Properly landscaped' means that all visible areas must be cleared and grassed, planted or otherwise covered with a beautifying surface.
- (g) Subject to paragraphs (h) and (j), any side boundary fence which adjoins another lot unless it is:
 - (i) not less than 1800mm in height; and
 - (ii) constructed of materials known as Colorbond® or similar in the colour of Grey Ridge on both sides, and is capped.
- (h) Subject to paragraph (j) any fence on any side boundary which faces on to a street unless it is:
 - (i) not less than 1800mm in height;
 - (ii) constructed of materials known as Colorbond® or similar in the colour of Grey Ridge on both sides, and is capped; or
 - (iii) constructed of masonry or rendered masonry to match the residence; or
 - (iv) constructed of open style pool fence materials (including an open picket fence).
- (i) Any other fence (not being a side fence) which extends forward of the building set back line unless it is part of a courtyard attached to the residence and is:
 - (i) not more than 1500 mm in height; or
 - (ii) constructed of masonry or rendered masonry to match the residence; or
 - (iii) constructed of open style pool fence materials (including an open picket fence).
- (j) A residence, unless all side and rear boundary fencing is constructed and completed at the same time as, or prior to, occupation of the residence.
- (k) A letterbox which is not located adjacent to the driveway on the land, is not clearly numbered or does not match or complement the residence.
- (l) An airconditioner or evaporative cooler, unless:
 - (i) contained wholly within the residence; or
 - (ii) it is located on a rear elevation and is installed below the ridge line of the roof and has a maximum protrusion above the ridge line of not more than 300mm; or
 - (iii) it is located on the rear half of a side elevation of the residence; or

Annexure 'A'
Heron Park Stage 20
Restrictive Covenants

The Owner (which expression includes the transferees, assignees and successors of the Owner) covenants:

- 1 **NOT TO CONSTRUCT**, erect or install or permit to be constructed, erected or installed on any of the lots or any part of them (the **land**):
 - (a) A residence which is not a permanent non-transportable private residence (a **residence**).
 - (b) A residence which does not comprise as its floor, a one piece concrete slab construction.
 - (c) A residence with a flat roof (excluding any part of the roof which covers verandah areas) unless the roof pitch is between 1° and 5°.
 - (d) Subject to clause 1(e), a residence, where the roof is pitched, and the roof pitch is less than 24° (excluding any part of the roof which covers verandah areas).
 - (e) A residence which has a roof:
 - (i) which is skillion roof, unless the roof pitch is between 10° and 15° (excluding any part of the roof which covers verandah areas); and
 - (ii) which contains a hip and gable unless the pitch of the gable is no less than 24°.
 - (f) A residence which has access through a rear laneway and provides for vehicular access other than by that laneway.
 - (g) A residence or any other improvements constructed on the land which does not comply with the Detailed Area Plan.
- 2 **NOT TO CONSTRUCT**, erect or install or permit to be constructed, erected or installed on the land:
 - (a) A residence or any alteration or addition to a residence:
 - (i) which does not have a front elevation comprised of a minimum of 2 different wall materials or 2 different wall colours;
 - (ii) subject to paragraph (a)(i), using wall materials which are not either predominantly painted or rendered concrete, rendered masonry, clay bricks, limestone, natural coloured concrete blockwork, split face block feature walls, timber or weatherboard which has a stained or painted finish, fibre cement cladding, metal deck cladding, custom orb and/or mini orb, reverse brick veneer or composite materials (including a mixture of fibre cement products) or other similar material finished in facework or render, provided that each of those materials used comprise not less than 10% of the total front elevation wall area (excluding windows) of the residence;
 - (iii) using roof materials which are not concrete or clay tiles, slate or Colorbond®;
 - (iv) using roof materials known as zincalume or other reflective material;
 - (v) which is transported or is a transportable residence.
 - (b) a residence which does not contain at least two of the following features:
 - (i) a gable;
 - (ii) a gablet;
 - (iii) one arch to the brickwork of the front façade with projecting masonry corbels;
 - (iv) a portico with a minimum width of 1500 millimetres that projects forward from the main roof of the front of the residence;
 - (v) projecting sill courses to windows;

Consent of Mortgagee

Commonwealth Bank of Australia trading as Bankwest ABN 48 123 123 124, the successor in law to **Bank of Western Australia Limited** ABN 22 050 494 454 pursuant to the *Financial Sector (Business Transfer and Group Restructure) Act 1999 (Cth)* being the mortgagee of the land pursuant to mortgage number L778416 hereby consents to this deed of restrictive covenants and to registration of Deposited Plan 401770

DATED the

25 day of March

2014

EXECUTED by Commonwealth Bank of Australia trading as Bankwest
 ABN 48 123 123 124 by its duly constituted
 Attorney under Power of Attorney No.M26349
 dated 7 August 2012 who has no notice of
 revocation of such Power of Attorney in the
 presence of:

An Officer of the Bank (sign)
 Cassandra Thomas
 Assistant Relationship Manager
 Property Finance Unit

Full Name of witness (Please print):

Address:

by its attorney:

Signature

Beverley Hayne
 Relationship Manager
 Property Finance Unit
 Bank of Western Australia Ltd
 Full name of Attorney

Position of Attorney

4 Term of Restrictive Covenants

The restrictive covenants shall expire on the day being 8 years after the date of first issue of the certificates of title for the lots on the Plan after which date the covenants will cease to have any further effect.

5 Enforcement

The Owner accepts no responsibility for the enforcement of the restrictive covenants, but reserves the right to do so, so long as it is the registered proprietor of a lot.

6 Definitions

Any terms defined in this deed shall have the same meaning when used in the restrictive covenants.

Schedule**The Land:**

Lot 9022 on Deposited Plan 400181 and being the whole of the land in Certificate of Title Volume 2825 Folio 291.

Encumbrances:

Mortgage L778416.

EXECUTED as a deed this 25 day of March 2014

Executed by **Harrisdale Developments Pty Ltd** ACN 145 750 625 in accordance with section 127 of the *Corporations Act 2001* (Cth):

Director's signature

David Conrad Williams

Director's name (please print)

Director/Secretary's signature

Rossmore James Carmichael

Director/Secretary's name (please print)

BLANK INSTRUMENT FORM

Restrictive Covenant

(Note 1)

Pursuant to Section 136D of the *Transfer of Land Amendment Act 1996***Date**

25 March

2014

Parties

Harrisdale Developments Pty Ltd ACN 145 750 625 of 18 Bowman Street, South Perth (Owner)

Background

- A The Owner is the registered proprietor of the land described in the Schedule to this deed (**Land**) subject to the encumbrances referred to in the Schedule.
- B The Owner intends to subdivide the Land and has lodged a plan of subdivision with the Western Australian Planning Commission which has been approved and is now known as Deposited Plan 401770 (**Plan**).
- C In accordance with Section 136D of the *Transfer of Land Act* the Owner requires each of the lots on the Plan (the **lots**) other than Lot 8116 and 9025 (the **Excluded Lots**) to be encumbered by the restrictive covenants set out in Annexure 'A' hereto (the **restrictive covenants**), so that the restrictive covenants will be noted on the Plan and on each Certificate of Title that issues for the lots (other than the Excluded Lots).

The parties agree**1 Certificates of Title - Burden and Benefit**

Each Certificate of Title which issues for a lot on the Plan (other than the Excluded Lots) is to be encumbered by the restrictive covenants which will run with the land described in the Certificate of Title for the benefit of the other lots on the Plan (other than the Excluded Lots).

2 Restrictive Covenants

The Owner intends that the burden of the restrictive covenants is to:

- 2.1 run with each lot for the benefit of each and every other lot on the Plan (other than the Excluded Lots); and
- 2.2 be enforceable against the registered proprietor of a lot by the Owner and every subsequent registered proprietor of the other lots on the Plan (other than the Excluded Lots);
- but not so as to render the Owner personally liable in respect of any lot after the Owner has parted with its interest in the lot.

3 Separate and Distinct Covenant

Each restrictive covenant is a separate and distinct restrictive covenant, and if any restrictive covenant or its application to any person or circumstance is or becomes invalid or unenforceable then the remaining restrictive covenants will not be affected and each remaining restrictive covenant will be valid and enforceable to the fullest extent permitted by law.